

Note: The following case(s) is/are included in this ad.

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Process No.	Applicant Name
<u>04-304</u>	<u>GUILLERMO LOPEZ</u>
<u>04-351</u>	<u>ZOE M. SEIJAS</u>
<u>05-027</u>	<u>PEDRO & ISABEL GONZALEZ</u>
<u>05-031</u>	<u>CARLOS & ROSARIO RIOS</u>
<u>05-053</u>	<u>MARIA I. GRILLO</u>
<u>05-088</u>	<u>LUIS NUNEZ</u>
<u>05-135</u>	<u>CARLOS & MARISELA ECHENIQUE</u>
<u>05-139</u>	<u>LIGHTSPEED AT BEACON TRADEPORT (DEV.) L.L.C., ET AL</u>
<u>05-155</u>	<u>WENDY TAYLOR</u>
<u>05-156</u>	<u>EPIFANIO & ROSA PEGUERO</u>
<u>05-158</u>	<u>LISSETTE DEL PILAR MARTINEZ</u>
<u>05-176</u>	<u>TONISA GROUP L. L. C.</u>

APPLICANT: GUILLERMO LOPEZ

- (1) UNUSUAL USE to permit an after-school care facility and summer camp.
- (2) Applicant is requesting to permit parking and driveways within 25' of an official right-of-way (not permitted).
- (3) Applicant is requesting to permit after-school care and summer camp structure setback 24' (25' required) from the front (north) and 14.93' (15' required) from the side street (west) property lines.
- (4) Applicant is requesting to permit a one-way drive with a width of 11' (14' required).
- (5) Applicant is requesting to waive the required 5' wide landscape buffer & 6' high wall, fence or hedge between dissimilar land uses along the interior side (east) property line.
- (6) Applicant is requesting to permit parking back-out 15'1" (22' required).

OR IN THE ALTERNATIVE TO REQUEST #3, THE FOLLOWING:

- (7) Applicant is requesting to permit the single-family residence setback 24' (25' required) from the front (north) property line and setback a minimum of 14.93' (15' required) from the side street (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #6 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #7 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Gym for Kids-Learning & Nutrition Center," as prepared by E. C. Associates, Inc., consisting of 4 sheets dated stamped received 4/5/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 8, block 3, SAN-JOR SUBDIVISION, Plat book 92, Page 36.

LOCATION: 9134 S.W. 21 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 74.87' x 134.44'

PRESENT ZONING: RU-1 (Single-Family Residential)

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HEARING NO. 05-11-CZ10-2 (04-351)

11-54-40
Council Area 10
Comm. dist. 6

APPLICANT: ZOE M. SEIJAS

Applicant is requesting to permit 4 duplexes resulting in 8 fee simple lots with 0' frontage on a dedicated street (37'6" required for each, 42'5" to 43'8" provided on a private easement).

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed 4 Twinhome Units," as prepared by G & A Architect, P. A., dated 8-5-05 and consisting of one sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 14 & 15, Block "C", CORAL TERRACE, SECTION ONE, Plat book 14, Page 57.

LOCATION: South of S.W. 22 Street & approximately 150' east of S.W. 68 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 100' x 349'

RU-2 (Two-Family Residential)

RU-3M (Minimum Apartment House 12.9 units/net acre)

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HEARING NO. 05-11-CZ10-3 (05-27)

16-54-39
Council Area 10
Comm. Dist. 11

APPLICANTS: PEDRO & ISABEL GONZALEZ

GU to RU-1M(b)

SUBJECT PROPERTY: The south $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, less the south 25' and less the east 440' in Section 16, Township 54 South, Range 39 East.

LOCATION: The Northeast corner of theoretical S.W. 30 Street & theoretical S.W. 148 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.54 Acres

GU (Interim)
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

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HEARING NO. 05-11-CZ10-4 (05-31)

4-54-40
Council Area 10
Comm. dist. 10

APPLICANTS: CARLOS & ROSARIO RIOS

- (1) Applicants are requesting to permit an addition to a townhouse residence setback 4.15' from the rear (north) property line (20' required).
- (2) Applicants are requesting to permit the townhouse residence with a patio area of 136.95 sq. ft. (500 sq. ft. required)

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "As Built Family Room Addition to Unit Model B Mr. Carlos & Rosario Rios," as prepared by Carlos Muller and dated received 2/8/05 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 29, THE VILLAS OF MADEIRA, SEC. 3, Plat book 108, Page 59.

LOCATION: 9441 S.W. 6 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 33' x 85'

PRESENT ZONING: RU-TH (Townhouse – 8.5 units/net acre)

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APPLICANT: MARIA I. GRILLO

- (1) UNUSUAL USE to permit an after-school care in conjunction with a day care center.
- (2) UNUSUAL USE to expand an existing day care center onto additional property to the east.
- (3) Applicant is requesting to permit zero (0) auto stacking spaces (5 required).
- (4) Applicant is requesting to permit parking areas and drives within 25' of official right-of-way (not permitted/previously approved on Lot 2).
- (5) Applicant is requesting to permit the day care center to be spaced less than 75' from residential buildings under different ownership to the south and setback a minimum of 24' from the interior side (south) property line (50' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3-5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Maria I. Grillo," as prepared by Octavio A. Santurio, AIA, consisting of 4 sheets and dated 1/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 1 & 2, Block 14, HEFTLER HOMES, Plat book 65, Page 149 and Lot 77, block 15, HEFTLER HOMES, SECTION TWO, Plat book 68, Page 15.

LOCATION: 10360 & 10370 S.W. 40 Street & 4000 S.W. 103 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 30,014 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

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HEARING NO. 05-11-CZ10-6 (05-88)

11-54-40
Council Area 10
Comm. Dist. 6

APPLICANT: LUIS NUNEZ

Applicant is requesting to permit a lot for single-family use with a frontage of 40' (75' required) and an area of 4,291.6 sq. ft. (7,500 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A survey is on file in the Zoning Department as prepared by Wenceslao Ortega, Professional Surveyor & Mapper, consisting of 1 sheet dated 9/21/04.

SUBJECT PROPERTY: The west 40' of the east 280' of the south ½ of Tract 27, REVISED PLAT OF TAMIAMI CITY, Plat book 34, Page 13.

LOCATION: Approximately 240' west of S.W. 68 Avenue & north of S.W. 15 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' x 107.29'

PRESENT ZONING: RU-2 (Two-Family Residential)

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APPLICANTS: CARLOS & MARISELA ECHENIQUE

- (1) Applicant is requesting to permit a single-family residence setback a minimum of 18' (25' required/18.75' previously approved).from the rear (south) property line
- (2) Applicant is requesting to permit the single-family residence with a lot coverage of 37.8% (35% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Addition and Remodeling for Echenique Residence," as prepared by Orestes Lopez-Recio, Architect consisting of 6 sheets: Sheet SP-1 dated stamped received 8/5/05 and remainder dated stamped received 5/17/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 4, CLASCA VILLAS, Plat book 111, Page 87.

LOCATION: 13120 S.W. 4 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 107.3'

PRESENT ZONING: RU-1 (Single-Family Residential)

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APPLICANT: LIGHTSPEED AT BEACON TRADEPORT (DEV.) L.L.C., ET AL

- (1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION pursuant to § 380.06(19) of the Florida Statutes with respect to the following amendments and requests:
- (2) MODIFICATION of Condition #12 of Resolution Z-33-97, last modified by Resolution Z-1-04, passed and adopted by the Miami-Dade County Board of County Commissioners, reading as follows:

FROM: "12. The Director of the Department of Planning & Zoning, or its successor entity, will monitor compliance with all conditions of the development order and require, prior to issuance of any building permit and any certificate of occupancy, that the Applicant provide the Director with a letter that certifies:

- a. the building which is the subject of such building permit and certificate of occupancy is consistent with Exhibit 2.
- b. the total amount of warehouse, manufacturing, furniture merchandise, telecommunications, retail, movie theater, hotel and office space constructed within the project through the date of the letter.
- c. the remaining amount of undeveloped warehouse, manufacturing, furniture merchandise, telecommunications, retail, movie theater, hotel and office space permitted within the project;
- d. to the extent that the amount of a particular project use has been increased or decreased in accordance with the Equivalency Matrix (Exhibits 3A & 3B [rev. 07-18-03]) and Condition 54 below, the letter shall document said increase or decrease and provide calculations demonstrating the use of the Equivalency Matrix and compliance with Condition 54 below.

To the extent that the Equivalency Matrix (Exhibits 3A & 3B [rev. 07-18-03]) has been used for the building which is the subject of such building permit and certificate of occupancy, the letter shall include as an exhibit the calculations demonstrating the use of the Equivalency Matrix."

TO: "12. The Director of the Department of Planning & Zoning, or its successor entity, will monitor compliance with all conditions of the development order and require, prior to issuance of any building permit and any certificate of occupancy, that the Applicant provide the Director with a letter that certifies:

- a. the building which is the subject of such building permit and certificate of occupancy is consistent with Exhibit 2.

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- b. the total amount of warehouse, manufacturing, furniture merchandise, telecommunications, retail, movie theater, hotel and office space constructed within the project through the date of the letter.
- c. the remaining amount of undeveloped warehouse, manufacturing, furniture merchandise mart, telecommunications, retail, movie theater, hotel and office space permitted within the project;
- d. to the extent that the amount of a particular project use has been increased or decreased in accordance with the Equivalency Matrix (Exhibits 3A & 3B [rev. ~~07-18-03~~ 05/18/05]) and Condition 54 below, the letter shall document said increase or decrease and provide calculations demonstrating the use of the Equivalency Matrix and compliance with Condition 54 below.

To the extent that the Equivalency Matrix (Exhibits 3A & 3B [rev. ~~07-18-03~~ 05/18/05]) has been used for the building which is the subject of such building permit and certificate of occupancy, the letter shall include as an exhibit the calculations demonstrating the use of the Equivalency Matrix."

The purpose of this modification is to approve revised and updated equivalency matrix tables reflecting the simultaneous increase and decrease of office, warehouse and manufacturing uses within the approved Development Program.

- (3) MODIFICATION of Condition # 29 of Resolution Z-33-97, last modified by Resolution Z-1-04, passed and adopted by the Miami-Dade County Board of County Commissioners, reading as follows:

FROM: "29. If Developer develops the site plan without the furniture merchandise mart, Developer may request certificates of use and occupancy for up to 1,850,150 sq. ft. of Industrial/Warehouse development, 1,353,000 sq. ft. of manufacturing use, 370,218 sq. ft. of industrial/telecom development, 1,556,900 sq. ft. (1,300,000 GLA) of retail development, 5740 seats of movie theater development, 220,000 sq. ft. of office development and 100 rooms of hotel development after improvements A, B, C, D, E, F, G, H, I, J, K, L, M, N and O have been substantially completed as determined by the Director of the Public Works Department and are open to traffic. If Developer develops in accordance with the alternate site plan with the furniture merchandise mart, subject to compliance with Exhibits 3A & 3B, Developer may request certificates of use and occupancy for up to 1,578,392 sq. ft. of Industrial/Warehouse development, 1,323,000 sq. ft. of manufacturing use, 370,218 sq. ft. of industrial/telecom development, 315,000 sq. ft. of furniture merchandise mart uses, 1,556,900 sq. ft. (1,300,000 GLA) of retail

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development, 5,740 seats of movie theater development, 220,000 sq. ft. of office development, and 100 rooms of hotel development after improvements A, B, C, D, E, F, G, H, I, J, K, L, M, N and O have been substantially completed as determined by the Director of the Public Works Department and are open to traffic. Notwithstanding any provision to the contrary contained elsewhere in this Development Order, except for Improvement E, Developer shall not be responsible for acquisition of right of way necessary for the improvements described in Conditions 16 through 27. In the event that portions of the required right of way are not available, Developer shall construct the improvements where right of way is available and shall complete the remaining portions of the improvements as soon as possible after the right of way is made available. Under this paragraph, for the purposes of the Public Works Director's determination that required improvements K, L, M, and N are substantially complete and open to traffic, said provision shall be deemed to be substantially complete and open to traffic are those portions that were delayed by right of way availability and if at least two lanes of traffic are provided."

TO: "29. If Developer develops the site plan without the furniture merchandise mart, Developer may request certificates of use and occupancy for up to ~~4,850,150~~ 2,067,414 sq. ft. of Industrial/Warehouse development, ~~1,353,000~~ 0 sq. ft. of manufacturing use, ~~370,218~~ 78,000 sq. ft. of industrial/telecom development, ~~1,556,900~~ 1,780,000 sq. ft. (~~1,300,000~~ 1,400,000 GLA) of retail development, 5740 seats of movie theater development, ~~220,000~~ 850,000 sq. ft. of office development and ~~400~~ 125 rooms of hotel development after improvements A, B, C, D, E, F, G, H, I, J, K, L, M, N and O have been substantially completed as determined by the Director of the Public Works Department and are open to Traffic. If Developer develops in accordance with the alternate site plan with the furniture merchandise mart, subject to compliance with Exhibits 3A & 3B, Developer may request certificates of use and occupancy for up to ~~4,578,392~~ 2,067,414 sq. ft. of Industrial/Warehouse development, ~~1,323,000~~ 0 sq. ft. of manufacturing use, ~~370,218~~ 78,000 sq. ft. of industrial/telecom development, 315,000 sq. ft. of furniture merchandise mart uses, ~~1,556,900~~ 1,780,000 sq. ft. (~~1,300,000~~ 1,400,000 GLA) of retail development, 5,740 seats of movie theater development, ~~220,000~~ 715,000 sq. ft. of office development, and ~~400~~ 125 rooms of hotel development after improvements A, B, C, D, E, F, G, H, I, J, K, L, M, N and O have been substantially completed as determined by the Director of the Public Works Department and are open to traffic. Notwithstanding any provision to the contrary contained elsewhere in this Development Order, except for Improvement E, Developer shall not be responsible for acquisition of right of way necessary for the improvements described in Conditions 16 through 27. In the event that portions of the required right of way are not available, Developer shall construct the improvements where right of way is available and shall complete the remaining portions of the improvements as soon as possible after the

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right of way is made available. Under this paragraph, for the purposes of the Public Works Director's determination that required improvements K, L, M, and N are substantially complete and open to traffic, said provision shall be deemed to be substantially complete and open to traffic are those portions that were delayed by right of way availability and if at least two lanes of traffic are provided."

The purpose of this request is to increase the amount of industrial warehouse development from a maximum of 1,850,150 to a maximum of 2,067,414 sq. ft., to increase the amount of office development from a maximum of 220,000 to a maximum of 850,000 sq. ft., and to decrease manufacturing use to 0 sq. ft. and to reduce the telecommunications use from 370,218 to 78,000 sq. ft., to increase the retail GLA from 1,300,000 to 1,400,000 and to increase the number of previously approved hotel rooms from 100 to 125 rooms.

- (4) MODIFICATION of Condition #54 of Resolution Z-33-97, last modified by Resolution Z-1-04, passed and adopted by the Miami-Dade County Board of County Commissioners, reading as follows:

FROM: "54. Limit development to those land uses authorized by the Miami-Dade County Code provided, however, that the overall development shall have a minimum 400,000 gross sq. ft. of industrial warehouse space, 200,000 gross sq. ft. of industrial telecom space, 20,000 gross sq. ft. of manufacturing use, 0 sq. ft. (zero) sq. ft. of furniture merchandise mart use, 900,000 gross sq. ft. of retail space, 35,000 gross sq. ft. of office space, 3,000 movie theater seats and 100 hotel rooms. Maximum permitted development in any single use category shall be limited to 3,250,000 gross sq. ft. of industrial warehouse space, 4,000,000 gross sq. ft. of industrial telecom space, 2,000,000 gross sq. ft. of manufacturing use, 600,000 gross sq. ft. of furniture merchandise mart use, 300,000 gross sq. ft. of office space, 350 hotel rooms, 1,780,000 gross sq. ft. of retail space and 6,000 movie theater seats or a combination of uses as provided for in the Equivalency Matrix contained in Exhibits 3A and 3B (rev. 07/18/03) herein. In no event shall the maximum permitted development exceed the cumulative impact which would be otherwise realized from the development as currently outlined in the Application for Development Approval. Subsequent site plan approval will require compliance with parking, landscaped open space, Floor Area Ratio, and other development regulations, all in accordance with applicable Miami-Dade County Ordinances and resolutions as may be amended or varied at Public Hearing, subject to substantial deviation determination, if applicable."

TO: "54. Limit development to those land uses authorized by the Miami-Dade County Code provided, however, that the overall development shall have a minimum 400,000 gross sq. ft. of industrial warehouse space, ~~200,000~~ 0 gross sq. ft. of industrial telecom space, ~~20,000~~ 0 gross sq. ft. of manufacturing use, 0 sq. ft. (zero) sq. ft. of furniture merchandise mart use, 900,000 gross sq. ft. of retail

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space, 35,000 gross sq. ft. of office space, 3,000 movie theater seats and 100 hotel rooms. Maximum permitted development in any single use category shall be limited to 3,250,000 gross sq. ft. of industrial warehouse space, ~~4,000,000~~ 500,000 gross sq. ft. of industrial telecom space, ~~2,000,000~~ 1,000,000 gross sq. ft. of manufacturing use, 600,000 gross sq. ft. of furniture merchandise mart use, ~~300,000~~ 850,000 gross sq. ft. of office space, 350 hotel space, 35,000 gross sq. ft. of office space, 3,000 movie theater seats and 100 hotel rooms. 1,780,000 gross sq. ft. of retail space and 6,000 movie theater seats or a combination of uses as provided for in the Equivalency Matrix contained in Exhibits 3A and 3B (rev. ~~07/18/03~~ 05/18/05) herein. In no event shall the maximum permitted development exceed the cumulative impact which would be otherwise realized from the development as currently outlined in the Application for Development Approval. Subsequent site plan approval will require compliance with parking, landscaped open space, Floor Area Ratio, and other development regulations, all in accordance with applicable Miami-Dade County Ordinances and resolutions as may be amended or varied at Public Hearing, subject to substantial deviation determination, if applicable."

The purpose of this request is to lower the minimum requirement for manufacturing use and telecommunications use; to increase the maximum permitted square footage of office use; and to reflect the revised updated equivalency matrix tables included as part of this application.

- (5) MODIFICATION of Condition #4 of Resolution No. Z-33A-97, passed and adopted by the Miami-Dade County Boards of County Commissioners, last modified by Resolution CZAB10-51-05, passed and adopted by Community Zoning Appeals Board No. 10, reading as follows:

FROM: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Dolphin Mall Miami,' as prepared by Beame Architectural Partnership, dated received May 11, 2000, consisting of 10 sheets, and a plan entitled 'Dolphin Mall,' as prepared by Beame Architectural Partnership dated last revised March 21, 2000, consisting of a project location map, zoning plan, storm water master plan, site plan, retail area zoning calculations/notes, retail building elevation-south, retail building elevation-north, retail building elevation-east/west, industrial area typical landscape plan, and typical planting design; and a 'Proposed Master Plan,' prepared by Retzsch Lanao Caycedo Architects, dated last revised 2/22/05 and a Prototype plan for Lightspeed Center at Beacon Tradeport prepared by Witkin Design Group, dated received on 2/13/01; and a booklet entitled 'Signage & Graphics – Dolphin Mall Miami,' as prepared by Comm Arts, dated June 8, 2000 and consisting of 37 sheets, with Page 9 'Bridge Sign' dated received on June 12, 2001."

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APPLICANT: LIGHTSPEED AT BEACON TRADEPORT (DEV.) L.L.C., ET AL PAGE SIX

TO: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Dolphin Mall Miami,' as prepared by Beame Architectural Partnership, dated received May 11, 2000, consisting of 10 sheets, and a plan entitled 'Dolphin Mall,' as prepared by Beame Architectural Partnership dated last revised March 21, 2000, consisting of a project location map, zoning plan, storm water master plan, site plan, retail area zoning calculations/notes, retail building elevation-south, retail building elevation-north, retail building elevation-east/west, industrial area typical landscape plan, and typical planting design; and a 'Proposed Master Plan,' prepared by Retzsch Lanao Caycedo Architects, dated last revised 2/22/05 10/03/05 and a Prototype plan for Lightspeed Center at Beacon Tradeport prepared by Witkin Design Group, dated received on 2/13/01; and a booklet entitled 'Signage & Graphics – Dolphin Mall Miami,' as prepared by Comm Arts, dated June 8, 2000 and consisting of 37 sheets, with Page 9 'Bridge Sign' dated received on June 12, 2001."

The purpose of this request is to reflect the updated and revised site plan.

(6) MODIFICATION of a portion of Paragraph 1 of a Declaration of Restrictive Covenants in Lieu of Unity of Title recorded in Official Records Book 17632, Pages 2727 through 2734 as further modified by the Fourth Amendment to Declaration of Restrictive Covenants in Lieu of Unity of Title recorded in Official Records Book 23202, Pages 2179 through 2215, reading as follows:

FROM: "1. That said property shall be developed substantially in accordance with the plans previously submitted for the hearing entitled 'Dolphin Mall Miami,' as prepared by Beame Architectural Partnership, dated received May 11, 2000, consisting of 10 sheets, and a plan entitled 'Dolphin Mall,' as prepared by Beame Architectural Partnership, dated last revised March 21, 2000, consisting of a project location map, zoning plan, storm water master plan, site plan, retail area zoning calculations/notes, retail building elevation-south, retail building elevation north, retail building elevation-east/west, industrial area typical landscape plan, and typical planting design; and a Proposed Master Plan prepared by Retzsch Lanao Caycedo Architects, dated last revised 2/22/05 and a Prototype plan for Lightspeed Center at Beacon Tradeport prepared by Witkin Design Group, dated received on 2/13/01; and a booklet entitled 'Signage and Graphics – Dolphin Mall Miami,' as prepared by Comm Arts, dated June 8, 2000 and consisting of 37 sheets with Page 9 'Bridge Sign' dated received on June 12, 2001."

TO: "1. That said property shall be developed substantially in accordance with the plans previously submitted for the hearing entitled 'Dolphin Mall Miami,' as prepared by Beame Architectural Partnership, dated received May 11, 2000, consisting of 10 sheets, and a plan entitled 'Dolphin Mall,' as prepared by Beame Architectural Partnership, dated last revised March 21, 2000, consisting of a project location map, zoning plan, storm water master plan, site

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plan, retail area zoning calculations/notes, retail building elevation-south, retail building elevation-north, retail building elevation-east/west, industrial area typical landscape plan, and typical planting design; and a Proposed Master Plan prepared by Retzsch Lanao Caycedo Architects, dated last revised ~~2/22/05~~ 10/03/05 and a Prototype plan for Lightspeed Center at Beacon Tradeport prepared by Witkin Design Group, dated received on 2/13/01; and a booklet entitled 'Signage and Graphics – Dolphin Mall Miami,' as prepared by Comm Arts, dated June 8, 2000 and consisting of 37 sheets with Page 9 'Bridge Sign' dated received on June 12, 2001."

The purpose of this request is to amend the first paragraph of the accepted declaration to reflect the updated site plan to delete lift station sites from the property and to show the deletion of the fire station.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 – #6 may be considered under Section 33-311(A)(7) (Generalized Modification Standards) or Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants after Public Hearing)

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tracts "A", "B", "C", "E" and "F" of BEACON TRADEPORT, PHASE I, Plat book 151, Page 73; AND: Tract "G" of BEACON TRADEPORT, PHASE II, Plat book 154, Page 40; AND: Tract "H" of BEACON TRADEPORT PHASE III, Plat book 154, Page 42. AND: Tract "I" of BEACON TRADEPORT PHASE IV, Plat book 157, Page 3; AND: Tract "J", of BEACON TRADEPORT, PHASE V, Plat book 158, Page 16. AND: Tract "A", of BEACON TRADEPORT EAST, Plat book 158, Page 40. AND: Tract "B", of BEACON TRADEPORT EAST, FIRST ADDITION, Plat book 158, Page 50. AND: Tracts "A" through "F" of DOLPHIN MALL, Plat book 156, Page 82; AND: A parcel of land lying in the west 3/5 of Section 31, Township 53 South, Range 40 East. Said parcel lying south of a line formed at right angles from the intersection of a line 285' north of and parallel with the north line of the south ½ of said Section 31 and the east line of said west 3/5 of said Section 31, lying east of the E/ly right-of-way line of N.W. 112th Avenue, lying north of the N/ly right-of-way line of N.W. 17th Street, and lying west of said east line of said west 3/5 of said Section 31, being more particularly described as follows: Begin at said intersection on said east line of said west 3/5 of said Section 31 and said line 285' north of and parallel with the north line of said south ½ of said Section 31; thence S88°16'20"W at right angles to said east line a distance of 418.01' to a Point of intersection with the E/ly right-of-way line of N.W. 112th Avenue, said right-of-way being 80' in width; thence S1°44'10"E along said E/ly right-of-way line a distance of 25.61' to a Point of curvature of a tangent curve concave to the east; thence SE/ly along the arc of said

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APPLICANT: LIGHTSPEED AT BEACON TRADEPORT DEV. L.L.C., ET AL PAGE EIGHT

curve, to the left, having a central angle of $10^{\circ}25'11''$ and a radius of 1,110' for an arc distance of 201.86' to a Point of compound curvature of a tangent curve concave to the Northeast; thence SE/ly and E/ly along the arc of said curve, to the left, having a central angle of $87^{\circ}19'21''$ and a radius of 25' for an arc distance of 38.1' to a Point of reverse curvature of a tangent curve concave to the south, said point being on the N/ly right-of-way line of N.W. 17th Street, said right-of-way being 70' in width; thence E/ly along said N/ly right-of-way line and said curve, to the right, having a central angle of $9^{\circ}24'47''$ and a radius of 435' for an arc length of 71.47' to a Point of tangency; thence $N89^{\circ}39'19''E$ a distance of 300.52' to said east line of said west 3/5 of said Section 31; thence $N1^{\circ}43'40''W$ along said east line a distance of 250.07' to the Point of beginning.

LOCATION: Lying between NW 12 Street & NW 25 Street & between NW 111 Avenue & NW 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 324.5 ± acres

PRESENT ZONING: BU-2 (Business – Special)
IU-1 (Industry - Light)

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HEARING NO. 05-11-CZ10-9 (05-155)

21-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: WENDY TAYLOR

Applicant is requesting to permit an addition to a single-family residence setback 15.33' (25' required/18' previously approved) from the rear (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "As Built Plans for Legalization," as prepared by E. C. & Associates, consisting of one sheet, dated 04-13-05. Plan may be modified at public hearing.

SUBJECT PROPERTY: Lot 14, Block 25, MILLER HEIGHTS, SECTION FOUR, Plat book 65, Page 62.

LOCATION: 5530 S.W. 95 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 82.5' x 100.01'

PRESENT ZONING: RU-1 (Single Family Residential)

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HEARING NO. 05-11-CZ10-10 (05-156)

31-53-40
Council Area 10
Comm. Dist. 12

APPLICANTS: EPIFANIO & ROSA PEGUERO

GU to IU-1

SUBJECT PROPERTY: The east 75' of the west 180' of the north $\frac{1}{2}$ of the south $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ in Section 31, Township 53 South, Range 40 East, less the north 25'.

LOCATION: Lying south of theoretical N.W. 20 Street and approximately 105' east of theoretical N.W. 108 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 140.2'

GU (Interim)

IU-1 (Industry – Light)

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APPLICANT: LISSETTE DEL PILAR MARTINEZ

- (1) Applicant is requesting to permit a single-family residence with a lot coverage of 38.3% (35% permitted).
- (2) Applicant is requesting to permit an addition to the single-family residence setback 17'6" (25' required) from the front (east) property line.
- (3) Applicant is requesting to permit an addition to a single-family residence setback 13'8" (25' required) from the rear (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Addition to Residence of Lissette P. Martinez," as prepared by Lissette P. Martinez, R. A., dated 6/05 and consisting of 5 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 11, Block 17, MILLER HEIGHTS, SECTION THREE, Plat book 65, Page 5.

LOCATION: 4620 S.W. 94 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 78' x 100'

PRESENT ZONING: RU-1 (Single-Family Residential)

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HEARING NO. 05-11-CZ10-12 (05-176)

9-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: TONISA GROUP L. L. C.

GU to RU-1M(a)

SUBJECT PROPERTY: The south 210' of the north 1,093' of the east ½ of the west ½ of the west ½ of the SW ¼ in Section 9, Township 54 South, Range 39 East.

LOCATION: The Southeast corner of theoretical S.W. 156 Avenue & theoretical S.W. 20 Lane, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.59 Acres

GU (Interim)
RU-1M(a) (Modified Single-Family 5,000 sq. ft. net)

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